

Minutes

**November 4, 2014
Council Chambers – Lower Level
57 East 1st Street
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:30 p.m.

Board Members Present:

Eric Paul – Chair
Brian Sandstrom – Vice Chair
Taylor Candland
Tracey Roedel
Nicole Thompson
Sean Banda

Board Members Absent:

Greg Lambright

Staff Present:

Tom Ellsworth
Lisa Davis
Julia Kerran
Kim Steadman

Others Present:

Gerrald Adams
Kurt Krause
Logan Simpson
Robin Benning

Chair Eric Paul called the meeting to order to consider Items D.1. and D.2. prior to the Work Session.

- A. **Discuss and Provide Direction Regarding Design Review cases:**

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Item A.1. **DR14-031 Southern Avenue Retail Center (District 3).** 2120 West Southern Avenue. Located west of South Dobson Road on the north side of West Southern Avenue. Review of the proposed fast food restaurant with a drive-thru. Mike Perry, Whitneybell Perry, Inc., applicant; Jeff Geyser, 2120Southern Ave LLC, owner. (PLN2014-00467)

Staff Planner: Wahid Alam

Discussion:

Staff member Tom Ellsworth presented the case to the Board.

Chair Paul:

- Questioned the flow for the Drive-thru
- Stated that all of the same colors are being used

Vice-Chair Sandstrom:

- Verified that the mechanical equipment was screened by the parapet
- Suggested that the color theme from Phase I be carried over to the drive-thru restaurant
- Suggested that that the cap on the roof be added to all the street frontage roofs

Boardmember Roedel:

- Verified that the northern property 6' wall was screened by landscaping

Boardmember Thompson:

- Verified that the landscaping, reduction in parking and setbacks met zoning requirements through the Substantial Conformance Improvement Permit process.
- Liked the massing and materials being used

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Item A.2. **DR14-032 Ichi Ban Renovation & Expansion (District 3).** 2015 South Alma School Road. Located on the southeast corner of West Baseline and South Alma School Roads. Review of the proposed renovation and addition to a vacant restaurant. Traver Jones, Kimberly-Horn, applicant; Diversified Partners, owner. (PLN2014-00479)

Staff Planner: Lisa Davis

Discussion:

Staff member Lisa Davis presented the case to the Board.

Chair Paul:

- Stated that he did not like the entrance on the west side of the building
- Stated that the door handles will need to be covered to mitigate the heat of the Sun
- Suggested that west entrance be shaded
- Stated that the proposed building was a great improvement to the site
- Liked the North Elevation
- Stated that the developer should take a four-sided approach to the project
- Stated that the materials needed to be different than what is existing
- Suggested that the project get away from using wood
- Stated that the circle element gives an art deco feel
- Asked if there was a possibility to add windows to the east side
- Would like to see the project back

Vice-Chair Sandstrom:

- Stated that the eastside of the building is a large blank expanse
- Confirmed that actual wood and a wood substitute were the materials being used on the project
- Confirmed that the wood will be repainted
- Suggested that four-sided architecture be utilized
- Stated that the proposed remodeling is a good opportunity to add a patio for outdoor seating
- Stated that the project allows the chance to modernize the center
- Suggested the addition of glass on the east elevation to break-up the wall
- Suggested that the signage awning be extended further to the west
- Suggested that more trees be added
- Suggested that more colors be used
- Stated that he liked the Resista product instead of wood

Boardmember Roedel

- Confirmed that the Signage awning provided some shade

Boardmember Thompson:

- Confirmed that the applicant did not submit a materials board
- Confirmed that the existing wood was in good condition
- Stated that there is no variation in color, the project is very brown
- Stated that it was a shame to lose the architectural elements of the framed windows

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Staff member Davis summation:

- Four-sided architecture especially on the east side
- Shade awning, trees or other shade providing landscaping on west side
- Leave circle as a design element instead of signage
- Variation in the massing of the building
- Get away from the wood
- Add additional materials
- Adding other color
- See the project back next month

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Item A.3. **DR14-033 Mountain Road Industrial Building (District 6).** 6751 South Mountain Road. Located at the northeast corner of South Mountain and East Pecos Roads. Review a proposed industrial building. Randolph L. Carter, NCARB, AIA, Sketch Architecture Company, applicant; Reece Bawden, Signal Butte 20, DJB, LLC, owner. (PLN2014-00518)

Staff Planner: Wahid Alam

Discussion:

Staff member Tom Ellsworth presented the case to the Board.

Chair Paul:

- Stated that the project set precedents for the area and for industrial buildings in Mesa

Vice-Chair Sandstrom:

- Verified the maximum height allowed

Boardmember Candland:

- Stated that the proposed building looked like a commercial office space
- Liked the project

Boardmember Roedel:

- Stated that it was a very attractive building for industrial
- Stated that this was a very nice project

Boardmember Thompson:

- Verified that there was enough retention area
- Suggested that the overall design of the windows and the lighting be more cohesive
- Liked the materials

Boardmember Banda:

- Suggested that the entrance is over exaggerated to make it stand out
- Liked the wide expanse of the parapet
- Liked the classic neighborhood feel
- Asked what the lighting scheme was
- Suggested the use of longer rectangular lighting to be more sensitive to the classical neighborhood look

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Item A.4. **DR14-034 Family Dollar (District 3).** 865 South Dobson Road. Located north of West Southern Avenue on the east side of South Dobson Road. Review of a proposed single occupant retail building. Amy Miles, pb2ae architecture & engineering, applicant; Jason Mathis, The Durbin Group, owner. (PLN2014-00540).

Staff Planner: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

Boardmember Thompson:

- Stated that all the colors looked the same
- Liked the elevations
- Stated that Series 4522A looks like a church
- Liked the garage doors are nice
- Stated that the hidden front door is against CPTED regulations

Boardmember Banda:

- Suggested that a coach lite or lighting scheme be specific to each theme of home
- Suggested that brass fixtures are not utilized
- Stated that it is nice to see a home wrapped in stone to the garage
- Stated that Series 3522 A & C needs additional elements to dress up the elevations
- Stated that Series 3521 A needs themes that are not stucco

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Item A.5. **DR14-036 Kindred TC. (District 6).** 10309 East Hampton Ave. Located south of East Southern Avenue and east of South Crismon Road (5.1± acres). Review of a proposed transitional health care facility. Casey Carlton, Ascension Group, applicant; V. Marshall, VJ Crismon LLC, owner. (PLN2014-00543).

Staff Planner: Tom Ellsworth

Discussion:

Item A.6. **DR14-037 Augusta Ranch Marketplace (District 6).** 9919 East Baseline Road. Located at the southwest corner of East Baseline and South Crismon Roads. Review of a proposed community marketplace. Edgar Felix, RKAA, applicant; SSIF-Augusta Ranch 2, L.P., owner. (PLN2014-00550).

Staff Planner: Kim Steadman

Discussion:

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B. Call to Order

Chair Eric Paul called the meeting to order at 4:30 pm.

C. Consider the Minutes from the September 9 and October 14, 2014 meetings

It was moved by Boardmember Nicole Thompson and seconded by Boardmember Taylor Candland that the Board approve the Design Review Board Minutes of September 9 and October 14, 2014 meetings.

Vote: 4-0 (Absents: Vice-Chair Sandstrom, Boardmembers Lambright and Banda)

D. Discuss and take action on the following Design Review cases:

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Item D.1. **DR14-035 Fire Station 203 (District 3).** 324 South Alma School Road. Located on the west side of South Alma School Road and north of West Broadway Road. Review of the proposed City of Mesa Fire Station 203. Kurt Krause, Project Manager, Engineering, City of Mesa, applicant/owner. (PLN2014-00541).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Request: Approval of the City of Mesa improvement project CIP – C10127, proposed Fire Station 203.

Summary: Staff member Tom Ellsworth presented the case

Boardmember Thompson verified, with the applicant, that LEED principles would be utilized for the construction of this project. Ms. Thompson stated that she liked the patio on the north side of the station and the project as a whole.

Chair Eric Paul confirmed that the street lighting will not interfere with the Stations' Emergency and/or ingress/egress lights. Chair Paul stated that the project will enhance the neighborhood.

Motion: It was moved by Boardmember Roedel and seconded by Boardmember Thompson

That: The Design Review Board approved of Case DR14-35 conditioned upon:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Revise Plans to show parking screen walls, 6-foot tall perimeter walls and the solid waste gate design to match the building architecture in material, color and texture; submit to Planning for staff approval prior to building permit submittal.
7. Roof and ground mounted mechanical equipment shall be fully screened per Section 11-30-9 of current Mesa Zoning Code.

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8. Provide one set of 11"x17" size color elevations, site plan, landscaping plans showing compliance with conditions of approval for this case to the Planning prior to submitting for building permit application.

Vote: Passed 4-0 (Absent: Vice-Chair Sandstrom, Boardmembers Banda and Lambright)

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Item D.2. **DR14-027 Ashley Furniture – Continued from the September 9, 2014 meeting.** 6233 East Southern Avenue (District 6). Located on the south side of East Southern Avenue and west of South Power Road. Appeal of an Administrative Review denial of the proposed façade modifications to a retail facility. 3K1 Consulting and MD Partners LLC, applicants; Southwest Furniture of Wisconsin, owner. (PLN2014-00322)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continued to the December 9th meeting

Summary: Due to the applicant requesting a continuance to the December 9, 2014 meeting, this item was not discussed.

Motion: It was moved by Boardmember Thompson and seconded by Boardmember Candland

That: The Board continued Design Review Case DR14-027 to the December 9, 2014 meeting.

Vote: Passed 4-0-1 (Abstain: Boardmember Roedel; Absent: Boardmembers Banda and Lambright)

E. Other Business
None.

F. Adjournment
The work session adjourned at 6:18 p.m.

Respectfully submitted,

Julia Kerran
Planning Assistant

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